



49 New Forest Drive  
Brockenhurst

£1,850 PCM

Three bedroom family home in quiet location within the sought after village of Brockenhurst. Close to open forest and local amenities. Single garage and good sized rear garden. Holding deposit: £426 Security deposit: £2134 Council tax band: F. To rent this property you will need to prove an annual income of £55,500.



- Great Location • Garage • Off Road Parking • Garden • No pets • Long term

Entrance porch with part glazed front door leading into entrance hall with coats cupboard, stairs to first floor and door to cloakroom with wash hand basin set in vanity unit and WC. The front aspect sitting room has a stone surround fireplace. An archway leads to the breakfast room, which has access to the spacious conservatory and door to the kitchen which is fitted with a range of eye and base level storage cupboards and built-in electric oven with electric hob. A front door from the kitchen opens into a good sized utility room, having further storage, worksurfaces, and space and plumbing for washing machine. A further door leads to the rear garden.

On the first floor the master bedroom has an archway leading to a large well-fitted dressing room. Bedroom two is a double room with a rear aspect and bedroom three is a single with rear aspect. The family bathroom comprises panelled bath with electric shower, wash hand basin and WC.

The house is approached via an excellent sized driveway which leads to an attached single garage with electrical power and courtesy door leading to the rear garden.

The front garden has two lawned areas and mature hedging.

A side gate leads to the rear garden which measures approximately 24m x 14m. A patio area runs across the back of the house and conservatory, offering wonderful alfresco entertaining. The remainder of the garden is laid mainly to lawn with mature trees and hedging affording a high degree of privacy.

#### Long Term

The property's construction is brick and tile.

The property has mains gas central heating, an electricity supply, mains water and mains drainage.

The broadband and mobile availability can be checked via the Ofcom's "broadband and mobile coverage checker" on their website.

#### ADDITIONAL INFORMATION

Council tax band: F Furnishing Type: Unfurnished Security Deposit: £2,134 Available From: 20th January 2026



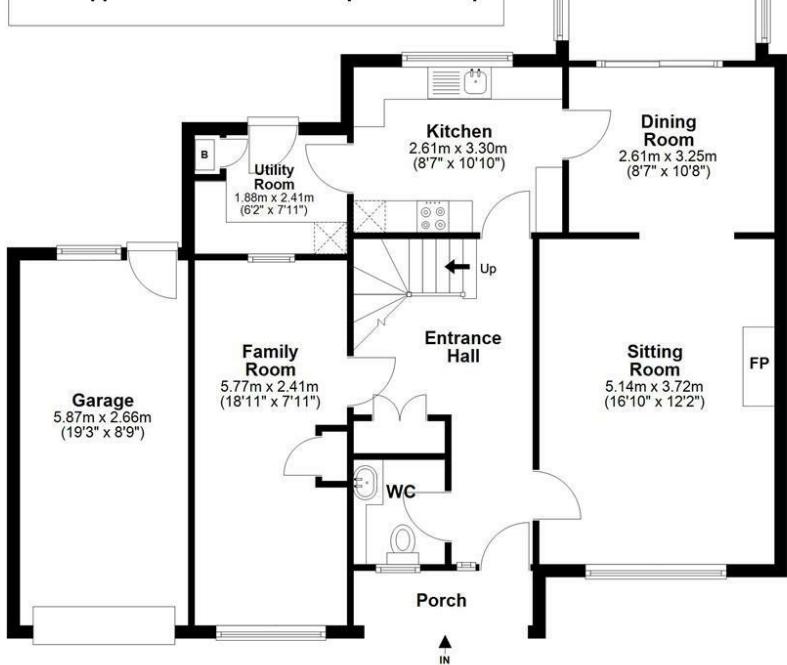
## Ground Floor

## FLOOR PLAN

### Approx Gross Internal Areas

House: 123.8 sqm / 1331.9 sqft  
 Garage: 16.2 sqm / 174.9 sqft  
 Conservatory: 9.9 sqm / 106.9 sqft

**Total Approx Gross Area: 149.9 sqm / 1613.7 sqft**



## First Floor

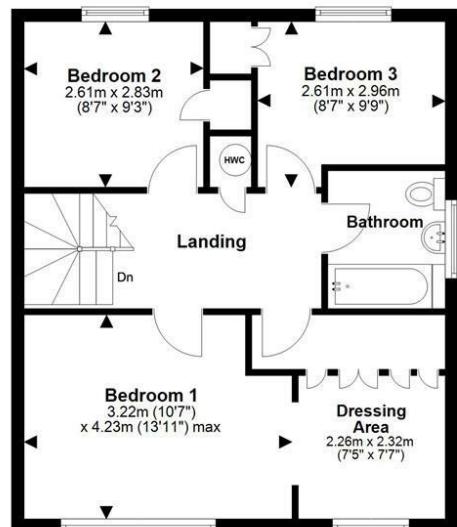
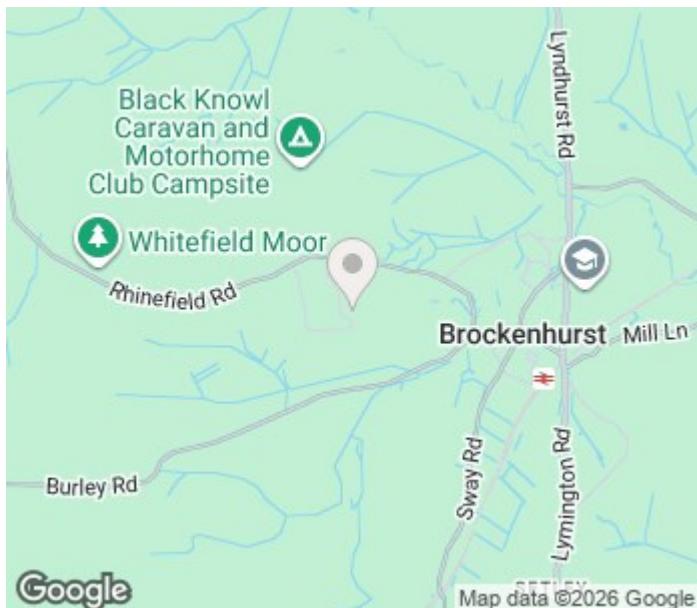


Illustration for identification purposes only; measurements are approximate, not to scale. [www.fpusketch.co.uk](http://www.fpusketch.co.uk)  
 Plan produced using PlanUp.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	71
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



#### ABOUT US

Spencers' lettings office offers a dedicated, specialist lettings service with every aspect managed in-house, from maintenance to property inspections. The team undergo regular training to keep on top of continually changing legislation and are frequently praised by landlords and tenants for their friendly professionalism, thoroughness and reliability. The office works closely with Spencers' estate agency offices and broadly covers the New Forest area including Lymington and Lyndhurst, Romsey and Totton, Beaulieu, Ringwood, Brockenhurst, Burley and the Christchurch area including Highcliffe and Barton on Sea.



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